

By Senator DiCeglie

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A bill to be entitled

An act relating to alternative plans review and building inspection; amending s. 553.791, F.S.; deleting a provision authorizing a local government to charge an administrative fee when an owner or contractor retains a private provider for purposes of plans review or building inspection services; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Paragraph (b) of subsection (2) of section 553.791, Florida Statutes, is amended to read:

553.791 Alternative plans review and inspection.—
(2)

(b) If an owner or contractor retains a private provider for purposes of plans review or building inspection services, the local jurisdiction must reduce the permit fee by the amount of cost savings realized by the local enforcement agency for not having to perform such services. Such reduction may be calculated on a flat fee or percentage basis, or any other reasonable means by which a local enforcement agency assesses the cost for its plans review or inspection services. The local jurisdiction may not charge fees for building inspections if the fee owner or contractor hires a private provider to perform such services; ~~however, the local jurisdiction may charge a reasonable administrative fee, which shall be based on the cost that is actually incurred, including the labor cost of the personnel providing the service, by the local jurisdiction or~~

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30 ~~attributable to the local jurisdiction for the clerical and~~
31 ~~supervisory assistance required, or both.~~

32 Section 2. This act shall take effect July 1, 2026.